

"FAIRVIEW"

(Home of Isaac Franklin)

4 mi. W. Gallatin-U.S. Hiway 31-E
Sumner County, Tennessee.

HABS-TENN-80

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PHOTOGRAPHS
WRITTEN HISTORICAL AND DESCRIPTIVE DATA
District of Tennessee

Historic American Buildings Survey
J. Frazer Smith, District Officer
W. Jeter Eason, Deputy District Officer
404 Goodwyn Institute Building
Memphis, Tennessee.

FAIRVIEW
"FAIRVIEW"

Home of Isaac Franklin-4 mi. West of Gallatin
U. S. Highway 31-E, Sumner County, Tennessee.

Owner. James A. W^F~~Y~~mess and brother, Gallatin, Tenn.

Date of Erection. About 1832.

Architect. Unknown, if any.

Builder. Isaac Franklin.

Present Condition. While we must consider "Fairview" as a single building and although it is composed of two entirely different sections, we must consider that the two were built approximately the same time, though we know that they were not, and must, therefore, consider the house as one building. The two distinct parts of the house are so joined as to make them each dependent on the other. There must have been major structural changes in the house on the side to which the addition was put, but inasmuch as it appears that the addition was put on in 1839, or eight years after the original section was built and has been, of course, a part of it ever since the changes made at the time of the addition, will not be called a departure from the original structure. It is physically sound and would require very little structural repairs to put the house in its original condition. It would, however, be necessary to make a great deal of repairs to the interior woodwork, trim and fire-places to restore it as built. "Fairview" has never been for any long period of time out of the hands of intelligent care. It has never been changed to include plumbing and mechanical conveniences. The estate as a whole has not been maintained, as regards all of the original out-buildings, etc., as many of them have disappeared, some have collapsed, the most notable of which is the marble and granite mausoleum. It has fallen in ruin in such a manner as to indicate some abnormal condition such as lightning or explosion. It does not seem to have collapsed due to being stripped for its building materials, and the part that remains indicates a building of tremendous strength. There is very little ornament on the stones remaining but that which

is there is of Egyptian detail. The estate originally included flower gardens, greenhouses, stables for breeding fine horses, a race track, granary, slave houses, the mausoleum, smoke houses and other less important structures, few of which remain.

Number of Stories. The mansion itself is composed of two stories with attic over the original section. The accompanying floor plan clearly shows the division between the original and the added sections inasmuch as the original section was the typical center hall plan with rooms on either side. The narrow more complicated section to the right comprises the later addition.

Materials of Construction. Foundations are brick and all major partitions solid brick, fire-places and chimneys are brick, mantels in front of the fire-places are wood and marble. The roof of the house appears to be original and we have information that the roof of certain of the out-buildings was of sheet tin, not galvanized, and the import duty at the time of purchase of this tin on certain of the out-buildings was \$1600.00, so we are assuming the roof of the house was of the same material. Floors are hand hewn joists covered with random width flooring.

Other Existing Records. The house and its history are covered in "The History of Homes and Gardens of Tennessee" published by the Parthenon Press - 1936 - for the Garden Study Club of Nashville. Its grandeur and a great deal of its historic facts can be found in the Supreme Court's Opinion in the State of Louisiana in the case of Acklen versus Franklin, June 1862. A great deal of the history of Franklin is also included in a booklet published by the Nashville-Gallatin Interurban Railway Company (not in existence now) entitled "The Historic Blue Grass Line". It is of singular note that we have been unable to find in any of the composiums of genealogy or biographical histories in any of the libraries in Memphis any account of Isaac Franklin, however, the information that we have has been compiled mostly from personal records, stories and the before mentioned publication by the Nashville-Gallatin Railway Company. We do not quite understand why Isaac Franklin was not included in certain of the biographical genealogies for he was one of the largest land holders of all time in the South and at his death his widow was reputed to have been the wealthiest woman in America.

Additional Data. On turning off the main road into the approach to "Fairview" one is introduced to the grandeur of this magnificent estate by an inspiring avenue of walnut trees, and following this for about one half mile to the mansion he passes the family mausoleum, the granary and many lesser important buildings. Terminating this avenue is a grand vista of the mansion house composing itself beautifully on a slightly higher bit of ground, and giving it a commanding view of thousands of acres in all directions.

It is this imposing position of the house that prompted the appropriate name "Fairview". Standing back in order to take in the gigantic facade, made up of two distinct sections, as before mentioned in this survey, one is impressed by the graceful silhouette brought about by combining two entirely different, but masterfully joined, types of architecture. The original, or main section, is typical of that dignified form so prevalent in middle Tennessee farm houses. The entrance feature conventionally follows its contemporaries in that it forms a white panel extending from ground to roof in the center of the house made up of first and second floor porches between two sets of simple white columns and terminating in a delicate pediment. Its whiteness is exaggerated, especially in the late afternoon, when the setting sun illuminates the columns, pediment and ballustrade bringing them out in sharp contrast with the soft salmon and red brick of the walls. To the right of the main section is the before mentioned addition consisting of a long wing, stepping down in height as it descends in social importance and as it follows the slope of the ground away from the center feature and thus creating this most delightful silhouette. This wing to the right joins and composes with the original section with such striking harmony that the radical change in architectural detail is at first overlooked, however, it is gradually perceptible that this whole wing is done in a definitely Spanish character as existed in the FELICIANAS OF LOUISIANA.

On entering the house one is greeted by a large center hall extending through the house and terminating by another entrance feature exactly duplicating the one through which he has just passed, and opening out onto another porch -- the treatment of the two story front porch being likewise recalled at the rear. The feature

of the center hall is the sweeping stairway separating the front and rear entrances in such a manner as to form a front and rear entrance foyer. To the left of the hall are the two parlors characterized by large sliding doors separating them, high ceilings and marble mantels. To the right of the hall are the music and dining rooms separated by a secondary stair hall connecting the main section with the wing which contains the guests' rooms, vault, kitchens and finally the smoke house. Access to the rooms of the wing on both the second and first floors is by two long passages on either side of the wing and constitute on both sides of the house loggias with arch openings in which are located carved wood ballusters of Spanish design. The lower floor of the wing is given over to storage space, two large kitchens facilitating entertaining on a large scale, and to the end the smoke house.

The second floor is devoted to guests' rooms and storage. The attic over the original section is plastered and was used when necessary during entertainment on a large scale. It is interesting to note that on the walls of the attic there remain the names in candle smoke of many Federal Army Soldiers, traced there at the time of their occupancy of the house at some time during the war.

After passing through the house one views the remains of the gardens, out-buildings, race track, barns, etc., that comprise the building group, and immediately finds one's self reconstructing the scene of teeming activity, ranging from slaves cultivating the expansive gardens through the vital work of raising crops to the lavish industry of breeding and racing fine horses.

* * * * *

Isaac Franklin, the builder, was the son of James Franklin, a man neither rich nor poor. He was born on Station Camp Creek, May 26th, 1789, being the son of one of middle Tennessee's early pioneers, he was endowed with the spirit of conquest and development and at an early age began his long march toward mundane accomplishments which eventually made possible his great philanthropies.

Isaac was one of the first to catch the spirit of development resulting from the lucrative business of raising cotton. Immigrants who were flocking into the south from Tennessee to Texas in great numbers, drawn there by their sudden realization that the climate and soil together with slave labor afforded great opportunity for those who could acquire land first.

Franklin's first purchase of land was in 1821 in the vicinity of Gallatin and comprised some two thousand acres, whereon he was able to build, a year later, the original section of "Fairview". It was at that time conceded to be the finest house in Tennessee, and as time went on he installed the many additional features comprising the ultimate group.

With the success which he enjoyed at "Fairview" came a desire to extend his operations afar. Going into Louisiana where "in May 1835 purchased the undivided half of near 8,000 acres of land in West Feliciana, upward of 200 slaves and all of the stock necessary for the immense plantation and immediately formed a partnership with a resident of the Parish for the purpose of carrying on, as it was expressed, the business of planting upon several plantations situated in the Parish" (Louisiana Supreme Court). A few years later he became "the undivided proprietor of the vast plantations in which he was before interested -- had accumulated together more than five sixths of his colossal fortune in immovable property" (Louisiana Supreme Court).

In 1839 a great change took place at "Fairview". A macadamized surface was put on the drive up to the house. Isaac also in this year, on July 2nd, married Miss Adalicia Hayes of Nashville, daughter of a prominent citizen, lawyer and Mason of Nashville. While it is not definitely known, we presume that this was also the year that the addition to the right of the house was made. It came after several years of activity in Louisiana and the resulting influence of the architecture of that section, and at a time when, by virtue of his having married, he would, perforce, need more space in which to live and entertain in keeping with the social prominence he had attained and his wife had inherited.

Knowing that Franklin experienced close contact with Spanish buildings, and realizing his need for more room, it seems reasonable to assume that the Spanish wing would

have been added after being in Louisiana and at the time of his marriage.

By 1841 Franklin had acquired more land in Louisiana to where his holdings numbered three large plantations in West Feliciana Parish and many hundreds of slaves in addition to his holdings at "Fairview", but his desire for more wealth was insatiable and during his last five years he acquired four more plantations in Louisiana, so that at his death in 1846 his widow was reported to be the wealthiest woman in America, as stated before in this survey.

During all his busy life of building up his great fortune, Franklin seemed to have time for developing the cultural side of his life and all who came in contact with him. Recognizing the needs for more adequate educational institutions for those less fortunate, and desiring to establish a foundation for his descendents, he caused to be placed in his will provisions for carrying out these desires. His philanthropies were greater, and preceded by five years, those of Cornelius Vanderbilt, one of the country's first big philanthropists.

No direct descendent of Franklin received the benefits of these provisions for any length of time after his death for his two youngest daughters died shortly thereafter and his oldest daughter died unmarried.

In 1849 his widow married Col. J. A. Acklen, of Huntsville, moved to Nashville and built another house - "BELMONT" - which was destined to be another of Tennessee's most famous houses.

In 1882 Mrs. Acklen sold "Fairview" to Chas. Reed of New York, who converted the estate into a gigantic nursery for breeding and training fine horses. It is said that no expense was spared and this is exemplified by his building every stall in the stable out of oak, each carefully finished by expert cabinet makers. In all his activities, Mr. Reed was equally as lavish, but though his horses brought much in the market and his income was large, it was not enough to maintain the pace that he had started. Realizing his over-indulgence he sold off all his horses and lived quietly at "Fairview" for several years.

The glory that was "Fairview's" passed away when Reed was no longer able to continue. After several transactions the house was finally bought by Grasslands Foundation and

it seemed that "Fairview" was to occupy again its former position of importance. Grasslands Foundation was a corporation composed of some of the Nation's best known names in the realms of industry, sport and the arts. It was their plan to restore the house and grounds, acquire more land and in short to develop an enormous play ground for hunting, fishing, riding, etc. This enormous dream enjoyed an ephemeral existence. The depression in 1929 was the end of Grasslands Foundation, and "Fairview" was sold "under the hammer" to its present owner.

"Fairview" has risen and fallen, risen and fallen again in its long and eventful history, and now for the third time and with one hundred and four years passing since its first rise, it is on the verge of again rising to assume the position it seems destined to have. The present owner is preparing to spend an enormous amount to restore and modernize the house and develop the grounds.

"Fairview" is going to recapture its lost glory and live again to be a monument to the wealth and culture of its builder.

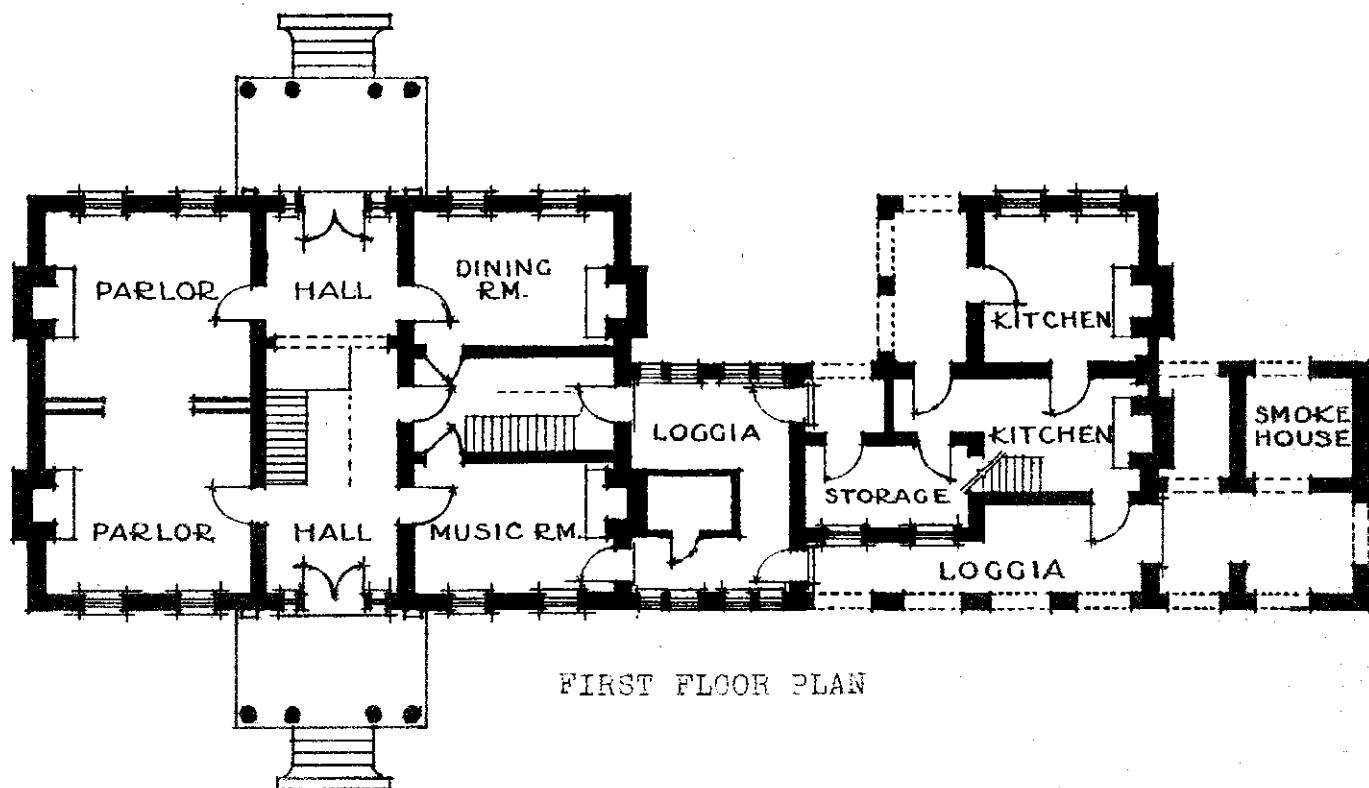
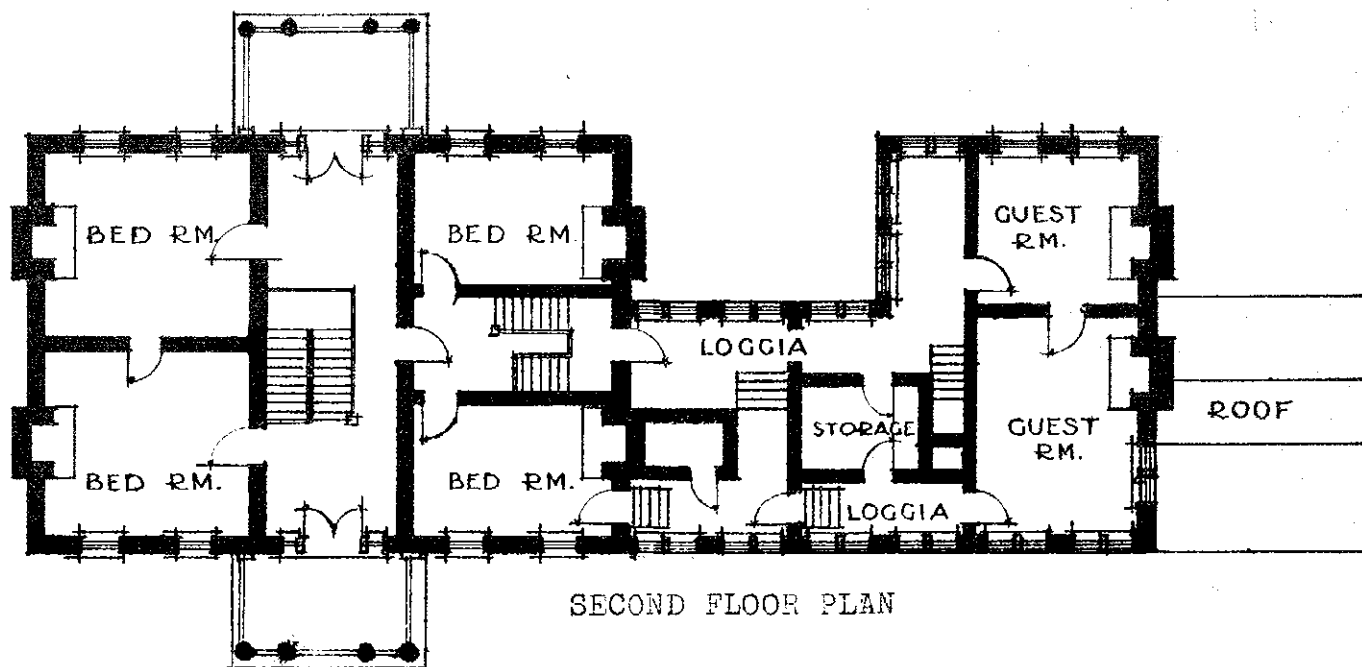
H. C. Carver

"FAIRVIEW"
 (Home of Isaac Franklin)
 4 mi. W. Gallatin-U.S. Highway 21-E

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Addendum to:

Fairvue (Isaac Franklin Plantation)
U.S. Highway 31-E, 4 miles west of
Gallatin
Gallatin vicinity
Sumner County
Tennessee

HABS No. TN-80

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PHOTOGRAPHS

WRITTEN HISTORICAL AND DESCRIPTIVE DATA

Historic American Buildings Survey
National Park Service
Department of the Interior
Washington, D.C.

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HISTORIC AMERICAN BUILDINGS SURVEY

Addendum to:

FAIRVUE (Isaac Franklin Plantation)

HABS No. TN-80

8 data pages were previously transmitted to the Library of Congress.

Location: 4 miles west of Gallatin on U.S. Highway 31-E, Gallatin
Vicinity, Sumner County, Tennessee.
Latitude: 36° 20' 41" Longitude: 86° 29' 36"

Present Owner
and Occupant: Mrs. William H. Wemyss.

Present Use: Private residence.

Significance: The structure is a fine example of the plantation
architecture popular in Tennessee during the 1830-1845
period. Classic details in ornamentation were combined
with a Georgian-type structure to create a home of unusual
grace and style. Isaac Franklin, the first owner of this
vast plantation, was a wealthy landholder whose large
property inventory included seven plantations in Louisiana.

PART I. HISTORICAL INFORMATION

A. Physical History:

1. Date of erection: The main block of the house was built in 1832. The service wing (located at south side) was added in 1839.
2. Architect: No architect has been identified with Fairvue, but several workmen have. Two workmen, Morrison and Wilson (first names not given) are reported to have been employed by Isaac Franklin for several years. In an inventory of the Fairvue estate in 1847, four skilled laborers among the slaves were identified as Bill Jay, bricklayer; Clark, brickmason; John Jennings, carpenter; and Mathison, blacksmith.

Lewis T. White, who was a house carpenter in Isaac Franklin's employ in 1834, 1839 and 1844, has given the following description of work at Fairvue:

"On Mr. Franklin's Fairvue place, his most valuable buildings were made before his marriage; of those that were made since his marriage, a good portion of them were made by his own hands, at all times having a superintendent. The first improvements in the brick line were made by Morrison and Wilson with the hands of Mr. Franklin's attendants. The second improvements were made by Wilson and Mr. Franklin's hands. The third improvement made by his own hands; when Mr. Franklin commenced his improvements he

employed good mechanics and his negroes under them who worked upon the various buildings. After his negroes learned their respective trades, Mr. Franklin continued his improvements with his own hands, and in addition to this while Mr. Franklin's hands were learning their trades, they were assisted in making improvements. I was employed to work upon the Fairvue place nearly five years in all. I suppose my wages during this time would average about thirty-five or thirty-six dollars per month."

3. Original and subsequent owners: Fairvue was built on land purchased by Isaac Franklin in 1831 (Stephenson, pp. 94-95, gives a list of all the tracts purchased 1815-42). The main block of the house was erected a year later. Franklin died in 1846. The estate was owned by his widow until 1882, when she sold it to Charles Reed of New York. Reed owned the place until 1908, when he sold it to O. D. Hultare, who leased it to James A. Wemyss in 1910. In 1915 Sam Hartwell bought the property and kept it until 1927, when he sold it to Cas B. Ragan. Ragan sold it four months after purchase to J. B. Franklin (no relation to Isaac Franklin). In 1929 the Sumner Land Company bought it, but upon the failure of the Grasslands Project--a development managed by the Sumner Land Company--it reverted to J. B. Franklin in 1932. William H. Wemyss purchased the estate in 1934.
4. Original construction: Lewis T. White, who worked as a carpenter for Isaac Franklin at various times from 1834 to 1844, described Fairvue as follows: "This is a large commodious house, contains four large rooms in the main body of the building on each floor, several small rooms in the garret with an outlet to the roof; it contains two passages and two pairs of stairs, one continuing to the outlet at the roof; with necessary outhouses such as kitchen, smoke house, and privy; a frame hospital which after his marriage was used as a servants' house, adjoining a large vegetable garden containing a bower and preservatory for flowers and shrubbery such as cannot be kept in this country during winter, and a small play-house for children, in the yard of the main building; the front and rear yards containing a large quantity of all kinds of shrubbery; all of which is inclosed with a brick fence; also a very fine flower garden containing shrubbery as well as flowers, with an ice house in it; also inclosed with a brick fence; also a large and commodious brick barn, including carriage house and stables on the same lot; a hostler's house, with four rooms and two-story gallery in front; all of which is inclosed with a brick fence; also a mill in an adjoining lot; a blacksmith shop and carpenter shop; an overseer's house and smoke house, and from twelve to fifteen negro houses, containing some twenty-five or thirty rooms, all of brick laid off on the plan of a town, the overseer's house in the center."

5. Alterations and additions: When acquired by William H. Wemyss in 1934, the house had been greatly neglected. After Mr. Wemyss's marriage in 1939, he and his wife started the restoration of the house, which was done by local carpenters. The house preserves today its original form and is carefully maintained.

B. Historical Context:

1. Isaac Franklin:

Isaac Franklin, son of James and Mary Lauderdale Franklin, was born on the family homestead on Station Camp Creek, near Pilot Knob (6 miles southwest of Gallatin), Sumner County, Tennessee, on May 26, 1789. He went to work for his brothers, James and John, in 1807, trading Tennessee goods in New Orleans.

By 1819 he was selling slaves in Natchez, Mississippi, and in 1824, he became associated with John Armfield (1797-1871),* a former stagecoach driver, who assisted him in buying slaves. The partnership of Franklin and Armfield, formed in 1828, soon became one of the best-known slave trading firms in the South. Its headquarters, managed by Armfield, were at 1315 Duke Street in Alexandria, Virginia, and sales offices, managed by Franklin, were located in New Orleans and Natchez.

During the early 1830s, Franklin and Armfield were sending 1,000 to 1,200 slaves annually to the lower Mississippi Valley, with annual profits of more than \$100,000. (Eaton, p. 233).

"But along with wealth," according to Franklin's biographer, "had come a modicum of stigma resulting from participation in a business that was tolerated only because it was regarded as a necessity." (Stephenson, p. 93). About the age of forty, he began to consider withdrawing from the slave trade and establishing himself as a planter. By 1831 Franklin had purchased ten or twelve tracts of land, totaling about two thousand acres, near his family homestead in Sumner County, Tennessee. The following year, he began the construction of Fairvue, and by 1836,

*Armfield was married to Martha Franklin, niece of Isaac.

he had given up all active involvement in the slave trade.* While work continued on the house in Tennessee, Franklin spent considerable time in the country below Natchez, adding to his landholdings in 1835 an undivided half of almost eight thousand acres in West Feliciana Parish, Louisiana.

With the completion of the main block of Fairvue, Isaac Franklin came back to Tennessee at the age of fifty to take up residence in the new house. On July 2, 1839, he married Adelia Hayes (see below), age twenty-two, of Nashville.

On his Louisiana lands, Franklin had built three more plantations by 1841: Belleview, Killarney and Lock Lomond. Within the next five years, he built four more Louisiana plantations: Angola, Loango, Panola, and Monrovia. Although Franklin had abandoned the slave trade, the economic fact remained that 600 to 700 slaves were needed to work these seven plantations. The Tennessee plantation, Fairvue, remained Franklin's summer home, and it was operated to supply mules, corn, bacon and other commodities to the plantations in Louisiana. He spent winters in West Feliciana.

Isaac Franklin died on April 27, 1846, leaving an estate worth about \$750,000. For the thirty-five years since reaching adulthood, he is said to have saved, on the average, \$20,000 per year, most of which was reinvested in his eight plantations. The 2,000 acres at Fairvue were valued at \$40,000, his 138 Tennessee slaves at \$51,931, and his personal property there at \$62,819. He owned 50,000 acres, valued at \$25,000, in the new State of Texas. About \$570,000 of the Franklin estate was represented by the seven plantations in Louisiana and other landholdings in Mississippi.

After spending his early adult years trading commodities between the Cumberland River country of Tennessee and the lower Mississippi Valley, then almost two decades trading slaves between the Potomac and the lower Mississippi, Isaac Franklin spent the last decade of his life managing a vast interstate agricultural enterprise with plantations and landholdings in Tennessee, Louisiana, Mississippi and Texas.

*John Armfield also retired from the slave trade toward the end of the decade, and in 1839 he built the Beersheeba Springs Inn in Grundy County, Tennessee, about 80 miles southeast of Gallatin. (There is a separate HABS file for Beersheeba Springs Inn, HABS No. TN-54).

2. Adelia Hayes:

Adelia Hayes was born in 1818, the daughter of Oliver B. and Sarah C. Hayes. Oliver Hayes was an ordained Presbyterian minister who practiced law in Nashville. Adelia was a honor graduate of the Nashville Female Academy. In 1839, she married Isaac Franklin, who died only seven years later. She remarried in 1849, this time to Colonel Joseph Alexander Smith Acklen, a lawyer from Huntsville, Alabama. They established their permanent residence in Nashville, and in 1840 they built Belmont (HABS No. TN-56). Acklen died while visiting his Louisiana plantations in 1863. Adelia married a third time in 1867, after securing her own property rights in a marriage contract with her intended husband, Dr. William A. Cheatham. Throughout these subsequent marriages, she retained control of Fairvue, finally selling it in 1882 to Charles Reed, for \$50,000. She died in 1887.

3. Charles Reed:

Charles Reed was born Charles Weed, but changed his name when his New York family disowned him for running Confederate ships between New Orleans and England. He purchased Fairvue in order to develop it into a breeding horse farm. Among the horses he brought to Tennessee were Fechter, Highlander, Ill Used, Mr. Pickwick, Muscovy, St. Blaise and Rossifer. At Fairvue, Reed raised The Bard, sold to Alexander J. Cassatt, President of the Pennsylvania Railroad; and Thora, the most celebrated mare of the time, whose foals, Yorkville, Belle, Dobbins and Sir Joseph, were sold at auction for \$76,000. Reed also owned Trouble, a steeplechaser ridden by Pat Maney, who won \$100,000 for the Fairvue stables.

Reed sold all the horses around the turn of the century but continued to live at Fairvue until 1908, when he sold the property to a syndicate which began subdividing the extensive acreage into smaller farms.

4. Grasslands Project:

After passing through a succession of owners during the two decades after 1908, Fairvue was purchased in 1929 by the Sumner Land Company, an enterprise sponsored by William duPont, John Hay Whitney and Julius Fleischmann. They developed Fairvue as a horse farm, adding a steeplechase course and hosting the Grasslands International Steeplechase in 1930 and 1931. The Foundation also planned to restore the house and grounds and to develop the site as a recreation area, offering places for hunting, fishing and riding. When the depression brought an end to this enterprise, Fairvue stood neglected until 1934, when it was purchased by William H. Wemyss.

5. William H. Wemyss:

Wemyss was co-founder of a shoe company that later became Genesco. He married in 1939 and that year began restoration work at Fairvue.

PART II. ARCHITECTURAL INFORMATION

A. General Statement:

1. Architectural character: Fairvue is a two-and-a-half-story brick house with Ionic portices on the front and rear elevations. It has a three-part service wing (Pantry section, Kitchen section and Smokehouse section) at one end, with round-arched loggias.
2. Condition of fabric: Good (restored, beginning about 1939).

B. Description of Exterior:

1. Overall dimensions:
 - a. Main block: 64' (five-bay front) by 45'. Two-and-a-half stories in height.
 - b. Entire service wing: 74' (eight-bay front) by 45'. Two stories in height (except one-story shed-roofed loggia adjoining front wall of Smokehouse section).
2. Foundations: Red brick, later reinforced with concrete.
3. Walls: Red brick. Flemish bond used on west (front) and east (rear) elevations; common bond used elsewhere.
4. Structural system, framing: Brick bearing walls and heavy timbers with mortise-and-tenon joining (assumed). The hewn floor joists are poplar, 4" x 12", set 24" on center.
5. Porches, stoops: There is a two-story portico with a balustraded porch on both the front and rear elevations. Ionic columns are used on both levels, and for the rear as well as the front portico. Ionic pilasters are placed where the porticoes join the house, two on each level, both front and rear. Five-step stone stoops lead to the front and rear porches; they have decorative railings.
6. Chimneys: There are two brick exterior end chimneys, joined by a parapet, on both the north and south walls of the main block. These have corbeled tops and stone caps.

There are two brick exterior end chimneys, joined by a parapet, on the south wall of the Kitchen section and one added brick interior chimney on the ridge line near the north end of the Kitchen section.

7. Openings:

- a. Doorways and doors: A door opens on the first and second floor porches of both porticoes, front and rear. All four doorways are identical, having Ionic columns, sidelights, and semi-elliptical transoms. All have paired, four-panel doors. There is a double door in the service wing between the fourth and fifth bays. At this point another door provides access to the front kitchen and to the smokehouse. There is a door leading from the rear part of the wing into the front and rear kitchens.
- b. Windows: Two double-hung windows are symmetrically positioned on either side of the central door on both stories and on both front and rear elevations. These have stone sills and flat stone lintels with a star-in-circle cornice blocks. There are two double-hung windows on both stories of the east (rear) elevation of the Kitchen section. These have flat heads, with brick voussoirs. The other openings in the service wing are the broad, round arches of the loggias. A railing with square balusters closes the lower portion of each arch. Originally, the balustrades consisted of boards with sawn vase-like profiles. While the upper portions of each arch were once open, these had been glazed or screened by the 1930s.

Louvered shutters are used in all double-hung windows, including those in the Kitchen section.

8. Roof:

- a. Shape, covering: The main block of the house has a gable roof. In the service wing, the Pantry section has a gable roof, the Kitchen section has a L-shaped hip roof, and the Smokehouse section has a gable roof with a shed roof over the loggia. Since the restoration of the 1930s, all roofs have been covered with standing-seam copper sheets, painted red. The original covering was cedar shingles. It is said that there was once a roof garden along the crest of the roof of the main house block.
- b. Cornice, eaves: There is a stone beltcourse on the west (front) and east (rear) elevations at the level of the architrave of the second floor portico entablature. The frieze zone consists of two courses of brick. A cornice of

several wood moldings completes the entablature. Cornices in the Kitchen and Smokehouse sections of the service wing are molded brick.

- c. Dormers: Two dormers, with broken segmental pediments, are situated on both the west and east roofs of the main block.

C. Description of Interior:

1. Floor plans:

- a. Cellar: There were originally four rooms in the cellar, used to accommodate the house servants. These spaces have been altered to make room for heating equipment.
 - b. First floor: The main block of the house has a central hall with a double parlor to the left (north) and dining room (later music room) and library (later dining room) separated by a service stair, to the right (south). Attached to the south of the house, several steps down, is the three-part service wing. The northern part of the wing is the Pantry section, which also includes a vault. To the south of this, several steps down, is the L-shaped Kitchen section, with a four-bay front. At the south end of the kitchen, and three steps below, is the Smokehouse section which is two bays on the front.
 - c. Second floor: The rooms in the main house block are identical in size to those below. All four are bedrooms. Various bedrooms and storage rooms are located on the second floor level of the Kitchen section and connecting Pantry section. These were originally used for the storage of bedding.
 - d. Attic: Plan not known.
2. Stairways: An open-well, two-run stair rises from west to east against the northwestern wall of the center hall. A service stair of similar configuration rises from north to south in the cross hall between the original dining room (now music room) and library (now dining room). This stair continues up to the attic level. There is also a stair with winders in the Kitchen section.
3. Flooring: Although the floor in the library (now dining room) has been replaced, the other floors on the first story have the original 4"-wide ash boards. On the second story, floors are poplar.

4. Wall and ceiling finish: Plaster, with wallpaper. Ceilings are 13' high. Walls and ceilings in the attic space over the main block of the house are also plastered. (Wall and ceiling information for the service wing was not recorded at the time of this survey).
5. Openings:
 - a. Doorways and doors: Many of the door frames have symmetrically molded architraves with bull's eye corner blocks. Many of the original doors (7'0" by 3'4") remain. These have six square panels above a broad rail and two rectangular panels below. There are sliding doors between the double parlors.
 - b. Windows: (Not recorded).
6. Decorative features and trim: The two elegant fireplace mantels in the double parlors are said to have been made of black Kilkenny marble imported from Ireland.

The brass newel post at the base of the main stair was uncovered during the 1930s restoration and is probably an original feature of the house. The cornice moldings and paneled wainscot are additions of the 1930s restoration.

7. Notable hardware: 5" by 8" brass box door locks are used on the front and rear doors of the main block.
8. Mechanical equipment: Equipment for plumbing, electricity and heating was probably added or replaced during or since the 1930s restoration.

D. Site:

1. General setting and orientation: The house faces west, and is located on a north-south ridge between Station Camp Creek and the Rankin Branch about 1 mile south of the Gallatin Turnpike, now U.S. Route 31-E. The water level in the creeks has been raised with the creation of the Old Hickory Reservoir on the Cumberland River in 1959. Walnut trees line the avenue that leads from the highway to the house.
2. Historic landscape design: There was originally a high brick wall around the front and rear lawns, the gardens, and some of the outbuildings. In the late nineteenth century, the wall was dismantled to provide brick for the construction of five stallion barns. A portion of the wall has since been reconstructed.

3. Outbuildings:

- a. Ice House: The original circular brick icehouse is located about 50 feet north of the house. The structure has a conical roof covered with standing seam metal, painted red.
- b. Springhouse: Just across the Rankin Branch, 600 feet east of the house is the brick springhouse.
- c. Carpenter and Blacksmith Shop: A short distance northeast of the springhouse is the Carpenter and Blacksmith Shop, a one-story brick structure with a loggia of four round arches, two of which have been closed up.
- d. Slave houses: Across the service road from the Carpenter and Blacksmith Shop, 800 feet east of the main house, a dozen to twenty slave houses once stood. Only three of the slave houses remain. These are one-story rectangular double houses, with four-bay fronts and a window-door-door-window configuration. They are of brick construction and have exterior brick end chimneys.
- e. Overseer's House: About 150 feet east of the slave houses is the Overseer's House, a two-story, three-bay rectangular brick structure, with exterior brick end chimneys and a metal gable roof. It has a one-story, shed-roofed screened porch.
- f. Isaac Franklin Tomb: The ruins of a marble and granite tomb are located 1500 feet northwest of the main house. It has some Egyptian Revival features and has been attributed by some to William Strickland. Before Fairvue was sold by Franklin's widow in 1882, she had his body and those of other family members moved to Mount Olivet Cemetery in Nashville.
- g. Stallion Barns: About 1000 feet northwest of the main house are five stallion barns built by Charles Reed in the late nineteenth century. These are high one-story rectangular structures with metal gable roofs, and were built of brick taken from the garden walls. The stalls are finished with oak paneling.
- h. Brood Mare Barn: About 400 feet southeast of the house is a stone brood mare barn built in the late nineteenth century, surrounded by a one-eighth mile exercise track. The stalls in the barn are lined with oak.

- i. Frame Barn: About 150 feet south of the Overseer's House is a frame barn.
- j. Caretaker's Residence: About 0.6 miles east of the main house is the house built for the caretaker.
- k. Grassland Stable: About 400 feet north of the main house is the Grassland Stable, a frame structure built about 1930.
- l. Bunkhouse: Within the exercise track, just east of the brood mare barn, is a frame bunkhouse, built about 1930.
- m. Tobacco Shed: About 1000 feet southeast of the house is a tobacco barn, built in 1934.
- n. Garage: A brick garage with four round arches is located close to the south end of the main house. It was built after 1934 and was designed to be compatible with the service wing of the house.

(Other outbuildings constructed during Franklin's occupancy, but since demolished, include: a frame hospital/servant's house; a greenhouse; a children's playhouse; two brick barns; and a hostler's house)

PART III. SOURCES OF INFORMATION

A. Interview:

Interview with Mrs. William H. Wemyss, owner of Fairvue.

B. Bibliography:

1. Primary and unpublished sources:

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Franklin v. Armfield. 2 Sneed [Tenn. Rpts.] 304. Will at 328; description of La. plantations at 334. (Possibly available in Tennessee law library books).

PART III. PROJECT INFORMATION

These records were made during the summer of 1971 as part of a cooperative project of the National Park Service, the Tennessee Historical Commission, and the Historic Sites Federation of Tennessee. The work represented the second phase of an extensive recording program to document the historic architecture of Middle Tennessee and involved the recording of structures in the counties surrounding Nashville.

The project was under the direction of James C. Massey, Chief of the Historic American Buildings Survey. Supervisor of the recording team was Prof. Roy C. Pledger of Texas A&M University. The team was composed of John W. Kiser, Architectural Historian (University of Tennessee); Daryl P. Fortier, Architect (University of Minnesota); and student architects Gilbert B. Glaubinger (Rhode Island School of Design), Steve P. Roberts (Ohio State University), and Barry S. Williams (Texas A&M University). Photographs were made by Jack E. Boucher, HABS staff photographer in November 1971.

Further research and editing were done in 1976 by Ursula M. Theobald, Writer-Editor, HABS, and in August 1979 by J. A. Chewning, HABS Architectural Historian. Susan McCown, HABS Architectural Historian in the Washington, D.C. office, prepared the records (written documentation and photographs) for Summer 1985 transmittal to the Library of Congress.

ADDENDUM TO

FAIRVUE

(Isaac Franklin Plantation)

U.S. Hwy. 31-E

Gallatin vicinity

Sumner County

Tennessee

HABS No. TN-80

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HISTORIC AMERICAN BUILDINGS SURVEY

National Park Service
Department of the Interior
Washington, D.C. 20001

"FAIRVUE, WELL HOUSE"

(Home of Isaac Franklin, Well House)

4 mi. W. Gallatin -- U.S. Highway 31-E

Sumner County

Tennessee

HABS No. TENN-80

INDEX
TENN
80-31-E
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PHOTOGRAPHS

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Memphis, Tennessee